

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approval  
No. 1024-0001  
Expires 8/31/99

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

B-5186

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 2509-2513 St. Paul Street (see continuation sheet)

Address of property: 2511 St. Paul Street

City Baltimore County city State Maryland Zip Code 21218

Name of historic district: Charles Village/Abell District

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.  
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
☐ certification that the building does not contribute to the significance of the above-named district.  
☐ preliminary determination for individual listing in the National Register.  
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Lori A. Lieberman Title Architectural Historian  
Street 322 Hawthorne Road City Baltimore  
State Maryland Zip 21210 Telephone Number (during day): 301/889-1354

4. Owner:

Name Sonya Gershowitz/2509 Associates (see continuation sheet)  
Street 2115 N. Charles Street City Baltimore  
State Maryland Zip 21218 Telephone Number (during day): 301/539-0355

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Sonya Gershowitz Date February 28, 19

Social Security Number or Taxpayer Identification Number [REDACTED]

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The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.  
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.  
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.  
☐ does not appear to qualify as a certified historic structure.

2509-2513 St. Paul Street

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION-

NPS Office Use Only

B-5186

Property Name

2511 St. Paul Street

Property Address

Sonya Gershowitz

Owner Name/Social Security or Taxpayer ID Number

PART 1

Project Number:

5. Description of physical appearance: The building at 2509-2513 St. Paul Street is part of a larger group of rowhouses (2501 through 2517 St. Paul Street) built c. 1891 (see drawing 1, photo 1). The entire group is three stories (plus basement), of brick, with a common front facade of stone and a shared cornice. This group is a good example of typical late 19th century Baltimore rowhouse style, with a flat front facade set close to the street and simple decorative details common to the eclecticism of the period.

Specifically (see drawing 2, photo 2), 2509-2513 has a continuous front facade of rock-faced ashlar which has been painted white, and a common cornice (although its height changes between 2509 and 2511) with dentil trim and a plain stone frieze (photo 3). Each section of the building has its own pattern of openings, with the three historic fronts alternately 3 bays-2 bays-3 bays in width. The building has a modern storefront, added c. 1960 (photo 2). This concrete storefront was inserted into an opening cut through the original stone facade, and consists of two large multi-pane glass areas flanking a brick section, a new entry with brick steps, and a large plate glass window above decorative block.

(see continuation sheet)

Date of Construction: c. 1891 Source of Date: Deed records, Baltimore City Courthouse; Sanborn

Date(s) of Alteration(s): c. 1942, 1953, 1960 Insurance map, 1890; Bromley Atlas, 1896.

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance: The Charles Village/Abell District is comprised of buildings within a well defined, primarily residential neighborhood of north-central Baltimore (see map 1). Development of the area, originally known as Peabody Heights, began as early as 1870, although most of the buildings within the district were not constructed until urbanization of the area began c. 1895. The majority of buildings within the district are rowhouses, built on a grid plan and generally grouped to fill an entire block. The earlier examples reflect traditional Baltimore rowhouse style, with flat front facades set close to the street and relatively simple eclectic detailing. Later turn-of-the-century rowhouses in the district exhibit an eclectic exuberance which often includes bowed front facades, projecting bays, decorative roof treatments, porches, and stained glass elements.

Peabody Heights was originally conceived and developed as a neighborhood of first-class residences. Strict zoning guidelines dictated size, setback, and materials for the new housing and prevented undesirable intrusions such as disruptive commercial structures. The neighborhood prospered until World War II, when many of the rowhouses in the area were converted for apartment and commercial use. Revitalization began during the 1960's, when the neighborhood was renamed Charles Village. Today, the district is largely intact, consisting of the original fine rowhousing with few modern intrusions and significant as one of Baltimore's early planned neighborhoods. Most of the historic buildings are well-maintained, and the majority are still in use as residences with some adapted for commercial or apartment use.

(see continuation sheet)

7. Photographs and maps. 31 photographs, 7 drawings, 1 map attached

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

2 continuation sheets attached

CONTINUATION SHEET

B-5186

2509-2513 St. Paul Street  
Property Name  
2511 St. Paul Street  
Property Address  
Sonya Gershowitz  
Owner Name/Social Security or Taxpayer ID Number

Historic Preservation  
Certification Application

NPS Office Use Only

Project Number:

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project.

NPS Project Number: \_\_\_\_\_

Item no. 1 continued:

Although originally three separate rowhouses, the buildings at 2509, 2511, and 2513 St. Paul Street have been legally consolidated as a single property and must be treated as one entity (see attached letter from Gary P. Aiken). This consolidation dates to the 1960's, when the buildings were acquired and converted for business use by the Graymar Company. For ease of description within the following narrative, each section of the property will be referred to by its individual historic name (2509, 2511, or 2513 St. Paul Street). Please note that the property is now legally identified as 2509-2513 St. Paul Street, with postal address at 2511 St. Paul Street.

Item no. 4 continued:

The partnership known as 2509 Associates includes, in addition to Sonya Gershowitz, the following:

- 1) Sonya Gershowitz, Trustee for Benjamin Gershowitz  
under agreement dated August 1, 1983.  
2115 N. Charles Street, Baltimore, Maryland 21218  
taxpayer identification number 52-62-47498
- 2) Sonya Gershowitz, Trustee for Sharon Gershowitz  
under agreement dated August 1, 1983.  
2115 N. Charles Street, Baltimore, Maryland 21218  
taxpayer identification number 52-62-47499

(see other side)

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

## CONTINUATION SHEET

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2509-2513 St. Paul Street

Property Name

2511 St. Paul Street

Property Address

Sonya Gershowitz/087-50-0810

Owner Name/Social Security or Taxpayer ID Number

Historic Preservation  
Certification Application

Project Number:

Item no. 5 continued:

2509 has three windows at the second story with stone segmental arches (all of which have been replaced with modern single pane glass), and three 1/1 windows at the third story with stone sills and lintels (photo 4). 2511 and 2513 both retain 1/1 windows with plain stone sills and lintels at their second and third stories (photos 5 and 6).

The front facade of 2509-2513 St. Paul Street, with its decorative elements, is generally in good condition. Despite the c. 1960 storefront, the building retains a strong sense of its original appearance.

The rear of the building (see drawing 3, photo 7) consists of a three-story brick facade, in relatively good condition, which has been painted. There is a single story brick section (original to the building, now stuccoed) at the first story, which has been altered by the addition of modern openings. Each section of the building has a bay window at the second story; all have been altered by either blocking or replacing the original windows. Few of the third story windows are intact, due to either blocking or replacement (the windows at 2509 retain their original appearance, 1/1 double-hung). Other changes to the rear of the building include air-conditioning units, security grates at some windows, and fire escapes.

The building has a shed roof of built-up asphalt, in good condition. None of the original chimneys remain (all fireplaces have been removed or blocked).

Each section of the building is rectangular in plan, and the interior has been significantly altered. The basements of 2509, 2511, and 2513 are connected (c. 1960). These spaces (see drawing 4, photos 8,9,10) are finished with concrete or linoleum floors and painted or paneled wall surfaces, and are arranged as a series of small rooms. Access to the basement is from a stairway in 2511.

The first floors of 2509, 2511, and 2513 were also connected c. 1953 and 1960 (see drawing 5). Entrance to the building is from a vestibule in 2511. The spaces on the first floor were used for offices and a showroom, and have carpet or linoleum tile floors, painted or paneled walls, and acoustical tile dropped ceilings (see photos 11,12,13,14). None of the original architectural detailing remains.

Stairways in 2511 and 2513 lead to the second and third floors of the three connected sections. The stairs are original to the building, and retain their turned posts and carved handrails, although the balusters no longer remain and the steps have been carpeted (see photos 15,16).

The second floor of 2509 was converted for office space c. 1960, and has none of its original detailing (drawing 6, photo 17). The second floors of 2511 and 2513 were converted into efficiency apartments c. 1942 (see drawing 6). The front apartments have linoleum tile floors and painted walls and ceilings (see photos 18,19). These two rooms retain some of their original door and window trim with bull's-eye corner blocks (see photo 19), but no other original detail. The rear apartments have modern panelling on the walls, drop ceilings, and linoleum tile floors, with no original detail remaining (see photos 20 and 21).

(continued on next sheet)



CONTINUATION SHEET

B-5186

2509-2513 St. Paul Street  
Property Name  
2511 St. Paul Street  
Property Address  
Sonya Gershowitz/ [REDACTED]  
Owner Name/Social Security or Taxpayer ID Number

Historic Preservation  
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This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project.

NPS Project Number:

Item no. 5 continued:

The third floor of 2509 (see drawing 7, photos 22 and 23) was converted for apartments c. 1960, with linoleum tile floors, painted walls and ceilings, plain window trim, and none of the original detailing remaining. The third floors of 2511 and 2513 (see drawing 7) are identical to those below, both in plan and in detail, except the front apartment of 2511 retains its original hardwood floor as well as its trim (see photos 24 and 25) and the front apartment of 2513 has carpet, panelling, and a drop ceiling (see photo 26). The third floor rear apartments resemble those on the second floor (see photos 27 and 28).

In general, the interior of 2509-2513 St. Paul Street has been quite altered over the years, with little historic fabric remaining from its original use as three c. 1891 single family residences.

Item no. 6 continued:

The building at 2509-2513 St. Paul Street is part of one of the earlier rowhouse group in the neighborhood. In 1889, William T. King purchased the nine lots at 2501 through 2517 St. Paul Street from John D. Murchison. Deed records show that King sold those nine lots (with buildings) to various owners in 1891. The 1896 Bromley Atlas shows the group of nine residences (none present on the 1890 Sanborn map), most likely developed by Mr. King c. 1891.

The group was typical of the new residences being constructed at the time--three stories of brick, with a flat stone facade facing St. Paul Street. Simple eclectic details, such as the cornice with dentil trim and the variety within the window and door treatments, gave the group an understated elegance (see photo 1).

2509, 2511, and 2513 continued as single-family residences until World War II when, like many of their neighbors, they began to be converted for multiple use as apartments and small offices or shops. In 1953, the Graymar Company purchased 2511 and 2513 as headquarters for its business machines corporation. At that time, the first floors were

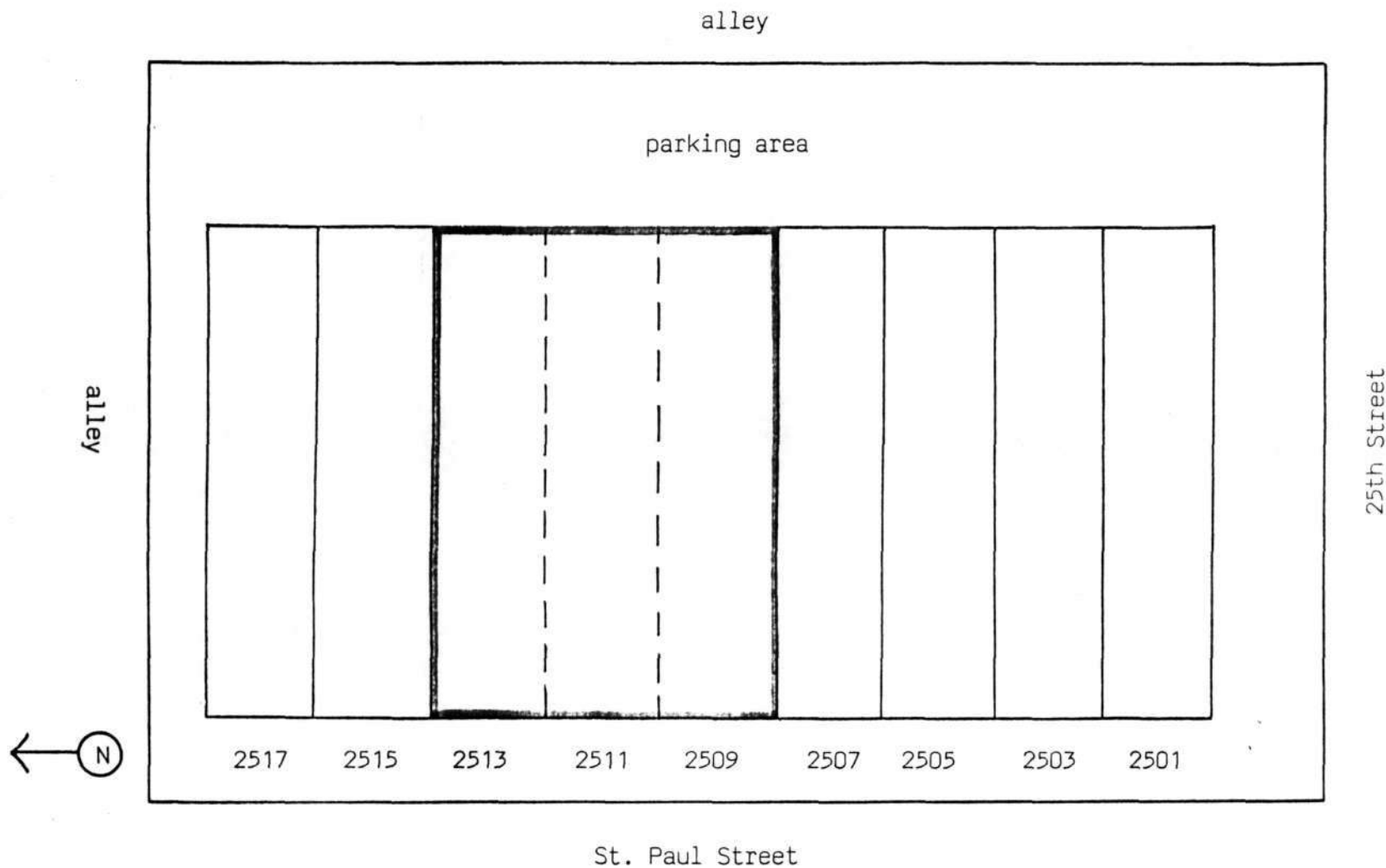
(continued over)

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

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- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."  
☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

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DRAWING 1

Location of 2509-2513 St. Paul Street  
within rowhouse group 2501-2517 St. Paul Street



B-5186



B- 5186  
2509-2513 St. Paul Street  
Block 3832 Lot 005  
Baltimore City  
Baltimore East Quad.

